



**ESTATE IN LUCCA / BOUTIQUE HOTEL
 (TUSCANY)**

Italy, Toscana

Price:	€ 3 500 000
Object type	Mansion, castle, estate, House, Winery, Hotel Apartment
House type	Detached house
Market	Resale
Bedrooms	14
Area	1158 m2
Category	For sale



Historic villa located in a park with breathtaking views of the Tuscan landscape.

LUCCA (TUSCANA) // MAIN VILLA 550 SQM // GUEST HOUSE 250 SQM // GUEST HOUSE 300 SQM // PRIVATE GARDEN // POOL // 14 BEDROOMS // 9 BATHROOMS

Located just a few kilometers from the center of Lucca, the country residence includes: a main villa of about 550 square meters and two houses of 250 square meters and 300 square meters respectively, which are surrounded by a large manicured garden.

The villa has a historical past: the first settlement was created by a noble Longobard family. The family built several buildings in the area, including the Church of St. Mary, which was built on the ruins of a small early medieval church.

A private road leads to the residence. Equipped with automatic gates. Parking is available with covered parking spaces.

The main villa is split over three levels and includes 6 bedrooms and 6 bathrooms, as well as a large living room with fireplace, dining room with another fireplace, kitchen and a magnificent library.

Two guest houses have stone facades. Each house has 4 bedrooms and 3 bathrooms.

Next to the pool there is a large gazebo for outdoor dining and a large storage room that can be used as a cellar.

Countryside residence in Tuscany includes a 144 sq m swimming pool surrounded by a beautiful green park, a



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+ 37125420529

large agricultural area with olive groves and vineyards, a pond, private parking, an outdoor playground for children and a 30 sq m stone house in a forest with a garden.

Distances:

Lucca 10 km

Pisa 11 km

Florence 82 km

Viareggio 32 km

Forte dei Marmi 43 km

Golf Club 28 km

Thermal springs 5 km

Ski resorts 74 km

Pisa Airport 18 km

Contacts:

Bogdana Farafontova

GSM: + 37125420529

(Viber, WhatsApp)

E-mail: bogdana@mgroup.lv